

# Luxborough Tower Residents Association

Minutes Annual General Meeting 4 06 18 6.00 pm, Luxborough Tower meeting room

## Apologies and requests for AOB

Apologies from Alison Dow, Mike Kostyn and Michael Kriteaman. Attendance noted from Josephina Becci, Jennifer Grimshaw, Andrew Hughes, Sara Mackay, Jayma Pau, Alex Reid, Anthony Styant, Sharon Tash, Nick Vinson and Elizabeth Young. From CWH Ruth Aboagye, Jonathan Cooper, John Hayden, Jim Paterson and Liz Waine.

2. Approval of minutes of meeting from 24 04 18 The minutes were approved.

## 3. Election of the committee members

The committee stood down and Ruth Aboagye from CWH took over the election of the new committee members. The following were elected with nine votes recorded for each; Denise Atkinson-Hines, Josephina Becci Alison Dow, Andrew Hughes, Michael King, Mike Kostyn, Sara Mackay, Alex Reid, Anthony Styant and Nick Vinson. The officers would be elected at the next meeting, in the meantime the Chairman, Treasurer and Secretary will stay in place until then.

## 4. Major works update/70000.00 bill

Concerning the recent communication with an estimate of 70K bill, no one from CWH no idea what the bill is for. Jonathan Cooper promised to let us know. All new works now going through United Living contractor. JC gives a client brief, after reviewing them with LTRA. In terms of surveys there are still two surveys to do in 2018, CCTV of rainwater pipework, ab-sailing inspection for detailed hammer testing to external surfaces and paint, expected to be complete over the next 6/8 weeks. A report would be presented to the committee during the first half of September (12/13 September). Scope of works includes heating and cold water system replacement, ventilation/existing services work, gutters, downpipes and wastepipes, external repairs and decoration, access scaffolding and window replacement.

## 5. Heating replacement update

Jonathan Cooper explained that CWH are now starting again after 3 years work on the decommissioning ballot. JC would ask Martin Jones update re the over charging of the heating. We were promised a copy of the agreement that has been reached with the University.

## 6. Interflat leaks update

John Hayden reports that 143 leaks have been recorded over recent years. He is commissioning an in flat survey with camera's, residents will book a slot to do a survey in-home, plus camera survey to see if the stacks can be lined to guarantee the integrity of them. An extra survey would include hot water, waste water and heating risers. Morgan Sindell might be able to offer to repair Leaseholders flats as well as Council Flats.

## 7. Recent lift problems

John Hayden. Concerning some reported failures on calling the lifts when the lit button goes out, its possible through the CCTV in lifts to identify what the fault is and if a resident or contractor has held the doors open.

8. Fire safety update, Fire Risk Assessment We have still not received the reports promised many times since January 2018, there is no feedback on FRA4 from November 2017, no feedback from the

recent fire door survey. We also asked CWH to confirm if the tenant doors have intermiscent strip and self closing mechanism installed.

#### 9. Re-landscaping update

NV read an update provided by Chris Genner head of development and Emily Myers development project manger from Westminster. They are not looking to unpick the good work in the past ( i.e. our relandscaping). They are presently re-engaging the aspirations to the site itself which will include housing and and a community use is also being considered for the lower floors they are aware its a residential street and underground digging is very expensive so thats likely to be only one basement level. They are presently tendering for new design team. Cabinet member approval has been granted to bring the site to development, tenders are out and back with 6 firms, and after 2 weeks evaluation, they are looking to appt the design team late July. There will be surveys and drop in sessions in September 2018, 2 formal public consultation October and December 2018 and submitting to planning is set for January 2019, with approval March/April 2019 and works beginning Autumn 2019 which can last 12 to 15 months. Our relandscaping works are to be retained.

#### 10. Anti-social behaviour update

There was a general disappointment that the CCTV cameras installed in the undercroft and lobby had not included the problem areas of the rose garden and South West undercroft where most of the youths smoking illegal majiruana seem to hang out. So we again requested that the CCTV would be installed there plus motion sensor activated lighting. NV suggested that the current ASB team are not deemed to be fit for purpose. CWH Website now has a link for reporting ASB, CWH promised to send a link.

#### 12. AirBnb in Luxborough Tower,

Again the LTRA complained about AirbNB in the tower and again gave the details of a resident advertising this, which was again pointed out was in breach of the leases and the subletting clause of no sublets less than 6 months. Liz Waine promised to check with the strategy team for a document to share.

#### 13. Treasurer report

Total funds in account, £7,737 of which £1,071 is from CWH grants and £6,666 is from other income.

#### 14 Membership report

Total individual membership = 89 flats with membership = 71, 62% of 115

#### 15. Proposed changes to the constitution.

These were agreed.

#### 17. Any other business

It was reposted that our main entry KMS keys can be duplicated easily by being recut at Morrisons, these can open the entrance doors and the carpark barrier. This is a security risk.

#### 18 Put the committee and the officers names on the notice board.

It was agreed we would list the LTRA committee members on the notice board

#### 18. Next meeting

First part of September